



**CITY OF SAINT PAUL**  
OFFICE OF THE CITY COUNCIL  
310 CITY HALL  
15 WEST KELLOGG BOULEVARD  
SAINT PAUL, MN 55102-1615  
Marcia Moermond, Legislative Hearing Officer  
EMAIL: [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us)  
PHONE: (651) 266-8585 FAX: (651) 266-8574

June 17, 2021

Lorie Miller  
Tranquil Holdings, LLC  
3046 Bryant Ave. S  
Minneapolis, MN 55408

Lorie Miller  
Tranquil Holdings, LLC  
1769 Lexington Ave N Unit 389  
Roseville MN 55113-6522

VIA MAIL & EMAIL:  
[sunsetsonthebeach@icloud.com](mailto:sunsetsonthebeach@icloud.com)  
[pasitheasretreats@gmail.com](mailto:pasitheasretreats@gmail.com)  
[moonlightdancingonwaves@gmail.com](mailto:moonlightdancingonwaves@gmail.com)

Re: Remove or Repair of the Structure at 975 Hudson Road

Dear Lorrie Miller:

This is to confirm that at the Legislative Hearing on May 25, 2021 at which you did not attend, Legislative Hearing Officer Marcia Moermond recommended that at the July 7, 2021 City Council Public Hearing she will **recommend the building is removed within 15 days with no option to repair.**

By close of business June 11, 2021 the following items were to be completed and staff found that none of these items were done by deadline, nor has staff been able to reach you via telephone:

- 1. Complete the vacant building deposit form and submit to the Department of Safety & Inspections** (note: your \$5,000 check was received by DSI but without this form it cannot be returned upon successful completion of the rehabilitation. If the building is removed the \$5,000 will go towards the cost of demolition);
- 2. Real estate taxes for 2020 are delinquent in the amount of \$36.77. This must be brought current before moving forward** (note that your taxes due May 2021 have not yet been paid);



3. **submit evidence of financing sufficient to complete the rehabilitation.** Staff estimates a cost of \$50,000. If total for bids are more than 20% less than staff estimate, a high level of detail will be required. Financing could be business or personal accounts, a line of credit, or construction loan. Other types of financing will be reviewed on a case by case basis;
4. **submit an affidavit indicating the finances will be dedicated to completing the project** and not diverted until a code compliance certificate is issued;
5. **submit work plan, sworn construction statement, or scope of work.** This should include **signed** subcontractor bids and a schedule for completion of the project; and
6. **the property must be maintained.**

You have also failed to put a lockbox on the property as required for completing the code compliance inspection. Samples of these documents were included in your May 28, 2021 letter.

**If you wish to contest to this recommendation and give live testimony remotely** at the City Council Public Hearing on **July 7, 2021 between 3:30 p.m. and 5:00 p.m.**, please contact me at 651-266-8515 or [legislativehearings@ci.stpaul.mn.us](mailto:legislativehearings@ci.stpaul.mn.us) to let our staff know before noon. If I don't hear from you, I will assume you are not appealing further.

If you have any questions, please contact me at 651-266-8515.

Sincerely,

/s/

Joanna Zimny  
Legislative Hearing Executive Assistant

c: Rehabilitation & Removal staff  
Steve Magner – Department of Safety & Inspections, Housing and Code Enforcement  
Manager